



General Assembly

**Substitute Bill No. 5484**

February Session, 2016

\* \_\_\_\_\_HB05484PD\_\_\_\_\_031516\_\_\_\_\_\*

**AN ACT CONCERNING THE CONNECTICUT CITY AND TOWN  
DEVELOPMENT ACT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (l) of section 7-482 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2016*):

4 (l) "Resolution" means any resolution adopted by the legislative  
5 body of a municipality or by the governing body of any governmental  
6 unit or nonprofit corporation to which a municipality has delegated  
7 powers under the provisions of section 7-486, after (1) notice of the  
8 proposed resolution has been placed on record in the office of the  
9 municipal clerk for public inspection and (2) a summary of the  
10 proposed resolution has been published at least once in a newspaper  
11 of general circulation within the municipality, both setting forth the  
12 time and place of the public hearing provided for in subdivision (3) of  
13 this subsection and (3) a public hearing has been held thereon not less  
14 than five days nor more than fourteen days subsequent to the placing  
15 on record of such notice and the publication of such summary. Such  
16 resolution shall be adopted by a majority vote of the members of the  
17 legislative body of the municipality, provided where the legislative  
18 body of the municipality is the town meeting, a resolution may be  
19 adopted upon approval of a majority of those electors present and

20 voting on the resolution at the town meeting. Any resolution [, except  
21 a resolution adopted pursuant to sections 7-485 or 7-492,] shall become  
22 effective upon adoption, unless otherwise specified in such resolution,  
23 except (A) a resolution adopted pursuant to section 7-492, and (B) a  
24 resolution adopted pursuant to section 7-485, as amended by this act,  
25 that has been submitted to the electors of the municipality for their  
26 approval;

27 Sec. 2. Section 7-485 of the general statutes is repealed and the  
28 following is substituted in lieu thereof (*Effective October 1, 2016*):

29 (a) No power granted to a municipality under this chapter may be  
30 exercised unless and until the municipality shall have found and  
31 determined by resolution that conditions substantially as described in  
32 section 7-481 exist in the municipality, are continuing and may be  
33 ameliorated by the exercise of the powers granted under this chapter.  
34 Such resolution shall include the following findings and  
35 determinations and the following standards for the implementation of  
36 the powers granted under this chapter: (1) An unreasonable number of  
37 residents of the municipality are subject to hardship in finding  
38 employment and adequate, safe and sanitary housing; (2) conditions of  
39 blight and deterioration exist in parts of the municipality or the  
40 municipality would substantially benefit from the renovation,  
41 rehabilitation or construction of commercial or residential properties;  
42 (3) private enterprise is not meeting such need for [housing,]  
43 employment, [and] housing, the reduction of blight and deterioration,  
44 or the renovation, rehabilitation or construction of commercial or  
45 residential properties; (4) the need for employment and adequate, safe  
46 and sanitary housing will be lessened and the municipality will be  
47 revitalized by the exercise of the powers granted under this chapter;  
48 (5) adequate provisions shall be made for the payment of the cost of  
49 acquisition, construction, operation, maintenance and insurance of all  
50 development property; (6) a feasible method exists and shall be  
51 utilized for the relocation into safe and sanitary dwellings of  
52 comparable rent of families and individuals displaced as a

53 consequence of the exercise of any power granted under this chapter  
54 and such families and individuals shall not suffer disproportionate  
55 injuries as a result of actions authorized by this chapter for the public  
56 benefit; (7) development property shall not be acquired or disposed of  
57 without due consideration of the environmental and economic impact  
58 of such acquisition or disposition and the adequacy of existing or  
59 proposed municipal services; (8) the acquisition or disposition of all  
60 development property shall advance the public interest, general  
61 health, safety and welfare, and development, growth and prosperity of  
62 the municipality.

63 (b) Each resolution adopted pursuant to subsection (a) of this  
64 section [shall] may be submitted to the electors of the municipality for  
65 their approval. [Within] If the legislative body of a municipality votes  
66 to submit a resolution to the electors of the municipality, not later than  
67 fourteen days after the adoption of such resolution a copy of such  
68 resolution shall be published in a newspaper having a general  
69 circulation within the municipality in which such resolution was  
70 adopted together with a notice of the time that a referendum shall be  
71 held on the question of approval of such resolution. The question of  
72 approval of such resolution shall be submitted to the electors of such  
73 municipality at a special election called for such purpose to be held not  
74 less than thirty days, nor more than sixty days, after adoption of such  
75 resolution, in conformity with the provisions of section 9-369 or, if a  
76 regular municipal election is to be held more than sixty days, but not  
77 more than one hundred twenty days, after the adoption of such  
78 resolution, such question shall be so submitted at such regular election  
79 and a vote thereon shall be taken in the manner prescribed by said  
80 section 9-369. If a majority of those voting in any such referendum vote  
81 to approve such resolution, such resolution shall thereupon become  
82 effective. If less than a majority of those voting in any such referendum  
83 vote to approve such resolution, it shall become null and void.

84 (c) Any resolution adopted pursuant to this section shall specify the  
85 period for which such resolution shall be effective, provided no such

86 resolution shall be effective for a period in excess of five years from the  
 87 effective date of such resolution. Upon the expiration of the effective  
 88 period of any resolution adopted pursuant to this section: (1) Any  
 89 indebtedness contracted, encumbrances made or commitments entered  
 90 into by a municipality by resolution or contracts executed pursuant to  
 91 resolution, including all proceedings related thereto, shall be valid and  
 92 binding in accordance with their terms respectively and shall be of full  
 93 force and effect if incurred, adopted or executed respectively during  
 94 the period in which such resolution referred to in this section is  
 95 effective and the municipality shall have all powers herein conferred  
 96 with respect thereto notwithstanding the expiration of such period;  
 97 and (2) the municipality which adopted such resolution shall not be  
 98 authorized to exercise any powers created by this chapter, provided  
 99 any such municipality shall be authorized to continue to exercise all  
 100 powers created by this chapter in regard to any development property  
 101 in regard to which any contract or lease has been previously entered  
 102 into by such municipality with a sponsor or in regard to which any  
 103 bonds or notes have been issued by such municipality.

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2016	7-482(l)
Sec. 2	October 1, 2016	7-485

**Statement of Legislative Commissioners:**

In Section 1, ", except a resolution adopted pursuant to sections 7-485 or 7-492," was bracketed, and "except (A) a resolution adopted pursuant to section 7-492, and (B) a resolution adopted pursuant to section 7-485, as amended by this act, that has been submitted to the electors of the municipality for their approval" was added for consistency with the revised procedure enumerated in Section 2.

**PD**      *Joint Favorable Subst.*